

EXHIBIT A

Steyer Lowenthal Boodrookas
Alvarez & Smith LLP attorneys

January 24, 2007

By Facsimile and U.S. Mail: 415.674.9900

Ms. Julia Adams
The Frankovich Group Lawyers
2806 Van Ness Avenue
San Francisco, CA 94109-1426

Re: Nicole Moss v. Manila Bay Cuisine
U.S. Northern District Court, Case No. C066356

Dear Ms. Adams:

As you know, our firm represents Landmark Towne Center, LLC; Aglos, LLC; Dinky, LLC and GF Liberty, LLC in the above-referenced matter. When I spoke with you last, in early November, I expressed our desire to resolve this matter as expeditiously as possible. I left several messages with your office on December 13 and 18; and January 9 and 17, to discuss resolution and to comply with the Court's mandated deadlines. Unfortunately, you have not responded to any of my calls.

Since our last conversation, I have contacted the tenant Manila Bay Cuisine, and it is my understanding that all the required repairs to the premises have been completed. Manila Bay Cuisine is willing to provide you documentation of the repairs made. We have already missed the January 19, 2007 deadline for completing a joint inspection of the premises. Please contact my office at your earliest convenience so that we can arrange the requisite joint inspection, discuss how to comply with the remaining Court deadlines and; hopefully, resolve this matter. You can reach me on my direct line at (415) 743-2832.

Thank you, in advance, for your attention to this matter.

Sincerely,



Jessica Grannis

S:\SHELTER\San Bruno Town Ctr\Moss\Correspondence\Counsel 012407.wpd

FACSIMILE TRANSMITTAL

Steyer Lowenthal Boodrookas Alvarez & Smith, LLP

One California Street, Suite 300

San Francisco, CA 94111

Phone: 415.421.3400

Facsimile: 415.421.2234

Date: 2/25/07

Pages (Including Cover Sheet): 2

To:

Julia Adams
Frankovich Group

Fax Number:

415-674-9900

From: Jessica Grannis

Re: Moss v. Manila Bay Cuisine

Message:

see following letter of today's date

Original to follow by mail? YES: ☒ NO: ☐

If problem with transmission, please call 415.421.3400 and ask for: Jessica

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** Transmit Conf. Report **

P.1

Jan 25 2007 9:48

Line Number:1 STEYER, LOWENTHAL, LLP

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
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Fax Number:

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From:

Jessica Grannis

Re:

Moss v. Manila Bay Cuisine

Message:

see following letter of today's date

EXHIBIT B

Law Offices of Nathan Paco

Fox Mall, 2nd Level
1419 Burlingame Avenue
Burlingame, California 94010

Facsimile: (650) 343-7979

email: pacoslaw@pacbell.net

Telephone: (650) 343-1371

Facsimile Cover Sheet

To: Mr. Thomas E. Frankovich
of: Thomas E. Frankovich, A
Professional Law Corp.
Fax: 1.415.674-9900
Phone: 1.415.674-8600
From: Nathan
Pages: 4
Date: 5.22.07

Dear Mr. Frankovich:

Re: Moss v. Manila Bay Cuisine, et al. – Remediations

Following are the documents regarding the remediations to the subject property that was sent to you back in 2006. Apparently, it is not in your files.

I will be meeting you at the restaurant tomorrow at 11:00 a. m. Please call me if you have any questions.

Very truly yours,



Nathan Paco

cc: Ms. Jessica Grannis (1.415.421-2234)
Client

TO MR. THOMAS E FRANKOVICH,
THIS IS IN REGARD TO MS NICOLE MOSS CASE#
C06-6356 SBA

I NEVER RECEIVE ANY LETTER FROM MS. MOSS, I WAS
SURPRISE TO RECEIVE A SUMMONS AND COMPLAIN IN REGARD
TO PRESSURE ON THE MAIN DOOR ENTRANCE AND THE MISSING
HANDICAP HANDEL BAR AND P TRAP INSULATION COVER IN THE
BATH ROOM. THE LETTER PROBABLY WAS DELIVERED IN THE WRONG
ADDRESS. I WILL NEVER IGNORE SUCH COMPLAIN IT IS SO SIMPLE
TO DO, I DID FIXED THE BATH ROOM, AND THE DOOR I CALLED
R. & S ERECTION NORTH PENINSULA INC. TO SERVICE THE DOOR.
IF THERE IS ANYTHING ELSE YOU WANT ME TO DO PLEASE
CALL MY CELL PHONE AT
658-576-5057



LOVE'S HWY. INC.
1340 EL CAMINO REAL
SAN BRUNO, CA 94066
(950) 616-7800
-SALE-

SALES #: 51019RA2 179956 11-11-06

I LEFT A MESSAGE TO YOUR
SECRETARY, FOR YOU TO CALL ME
ON MY CELL PHONE BUT I
GOT NO RESPONSE.

Respectfully yours
Jefaro S. Cristobal
TELMO CRISTOBAL

INSTALLED

11/11/06

116825 1.5"X 42" SS EXPOSED 29.92
116811 1.5"X 38" SS EXPOSED 26.93
228274 SAFETY COVER FOR 1 P TRAP 29.78

HANDEL BAR

SUBTOTAL: 86.59
TAX 38816: 7.14
INVOICE 10162 TOTAL: 93.73

BALANCE DUE: 93.73

CASH: 100.00
CHANGE: 6.27

1019 TERMINAL: 10 11/11/06 09:50:10

OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

JOB TAG

NO 42027



R & S ERECTION NORTH PENINSULA, INC.
133 SOUTH LINDEN AVE.
SOUTH SAN FRANCISCO, CA 94080
PHONE (650) 873-7701 FAX (650) 873-7702
CONT. LIC. NO. 708345

PO. No.	Date Ordered
Order Taken By	Date Promised
Work Ordered By	Order Driver
LABOR	Material
WARRANTY	Material
PHONE: 576-3057 cell	Material
Lunch On	Material
PHONE:	Material
Person To Contact:	Material

TO: Monica Bay
ADDRESS: 1750 El Camino Real St. J.
CITY: San Bruno
JOB SITE: CRANK
CITY:

WARRANTY CALLS WILL BE MADE
DURING NORMAL WORKING
HOURS OF 8:00 A.M. TO 4:30 P.M.
MONDAY THRU FRIDAY

SIZE, TYPE & LOCATION OF DOORS:
3X7' Aluminum And Glass Store Front

JOB CODES

3060 - DOOR MFG 9519 - OPERATOR 6400 - GATES 9724 - DOCKS
8108 - OVERHEAD DOOR 6107 - PASS DOOR 3401 - GATE MFG 5636 - SHEET METAL

LINE	WORK DESCRIPTION	QUAN.	MATERIALS	UNIT COST	AMOUNT
	Customer said door was hard to open. I checked closer and found no problems w/ door. The wind is only making the door a little hard. But nothing can be done to prevent that. I found nothing wrong w/ door.				

REMARKS	DATE	CUST. INT.	CREWS	ACTIVE	DEPART	TRAVEL TIME	DATE	AMOUNT
	4/4		4/4	950	1020			

TOTAL LABOR	AMOUNT
TOTAL MATL	
TAX	
TOTAL	

NOTICE: IT IS UNDERSTOOD AND AGREED BY EACH PARTY HERETO IF SUIT IS BROUGHT TO ENFORCE ANY TERM, CONDITION OR COVENANT OF THIS SALES AND SERVICE AGREEMENT, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ALL COST OF SUCH ACTIONS, INCLUDING REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT. I REPRESENT TO R & S THAT I AM AUTHORIZED TO BIND THE PURCHASER TO THE TERMS SET FORTH HEREIN. BY EXECUTING THIS JOB TAG I ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT, AND I ACKNOWLEDGE THE INSTANTIOUS COMPLETION OF THE DESCRIBED WORK.

NOTICE TO OWNER: (Section 7019 - Contractor's License Law) Under the Mechanic Lien Law, any contractor, subcontractor, laborer, or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. When the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an official contract for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is located and recording that a contractor's payment bond has been recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment of all claims for persons furnishing labor, services, equipment or materials in the work described in said contract.

THE STATE OF CALIFORNIA: Contractors are required by law to be licensed and regulated by the Contractors State License Board. Any questions concerning a contractor may be asked to the Registrar of the board whose address is: Contractors State License Board, P.O. Box 28810, Sacramento, CA 95820

Signature of Purchaser or Authorized Agent
DATE: OFFICE
BY: EMPLOYEE
1 (10-0597)
1.5% SERVICE CHARGE PER MONTH AFTER 30 DAYS, DUE & PAYABLE UPON RECEIPT

MANILA BAY CUISINE CRIMSON INC.
1230 - J - EL CAMINO REAL
SAN BRUNO, CALIF 94066



LOWE'S HWY, INC.
1340 EL CAMINO REAL
SAN BRUNO, CA 94066
(650) 616-7800

-SALE-

SALES #: 61019RA2 179956 11-11-06

INSTALL
11/11/06

116825 1.5"X 42" SS EXPOSED 29.92
116811 1.5"X 36" SS EXPOSED 26.93
228274 SAFETY COVER FOR 1 P TRAP 29.74

> HANDEL BAR

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